

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Vintage Heights 14th Addition No.02049

DATE: April 18, 2003

SCHEDULED PLANNING COMMISSION MEETING:

DATE: April 30, 2003

PROPOSAL: A final plat consisting of 60 lots and 5 outlots.

LAND AREA: 18.284 acres, more or less.

CONCLUSION: Final plat is in conformance with the preliminary plat.

<u>RECOMMENDATION:</u>

Approval

GENERAL INFORMATION:

LOCATION: S. 88th St. & Pine Lake Rd.

EXISTING ZONING: R-3, Residential

EXISTING LAND USE: Undeveloped

SURROUNDING LAND USE AND ZONING:

North: AGR- Agriculture Residential

South: AG- Agriculture

East: R-3 Residential

West: AGR- Agriculture Residential

HISTORY: Vintage Heights 1st Addition Preliminary Plat was approved by City Council on August 3, 1998

ANALYSIS:

1. The final plat conforms to the approved preliminary plat.
2. Executive Orders have been approved for the completion of street paving, water mains, sanitary sewer, storm sewers and ornamental lighting. An Agreement for Escrow of Security Fund has been accepted for the completion of sidewalks, street trees, street name signs and permanent monuments.

3. There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent.
4. A subdivision agreement is required and will be submitted to the owners for their signature.

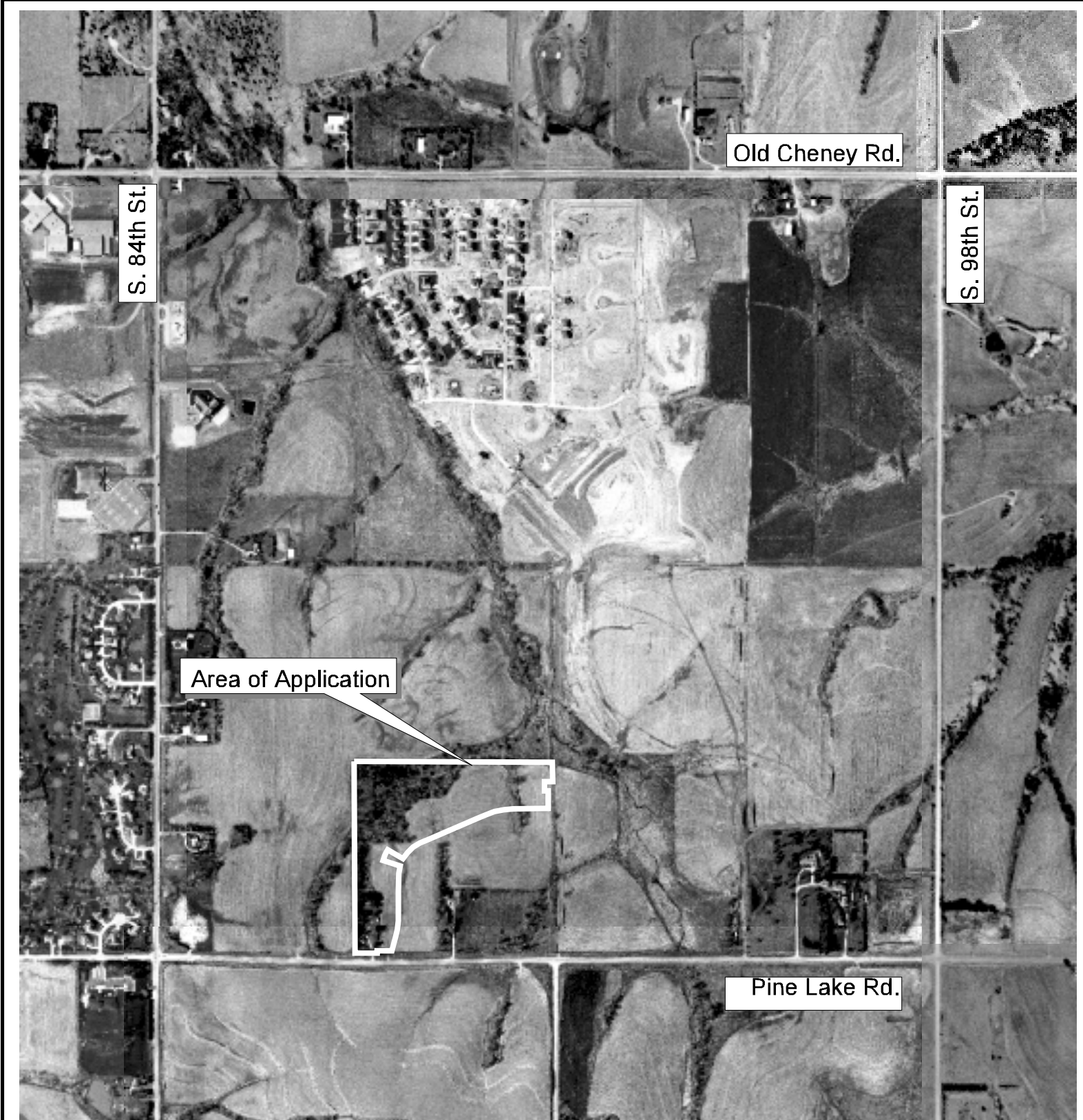
Prepared by:

Tom Cajka
Planner

Applicant: Robert Hampton
Pine Lake Development, L.L.C.
3600 Village Dr. Suite 140
Lincoln, NE 68516
(402) 434-5650

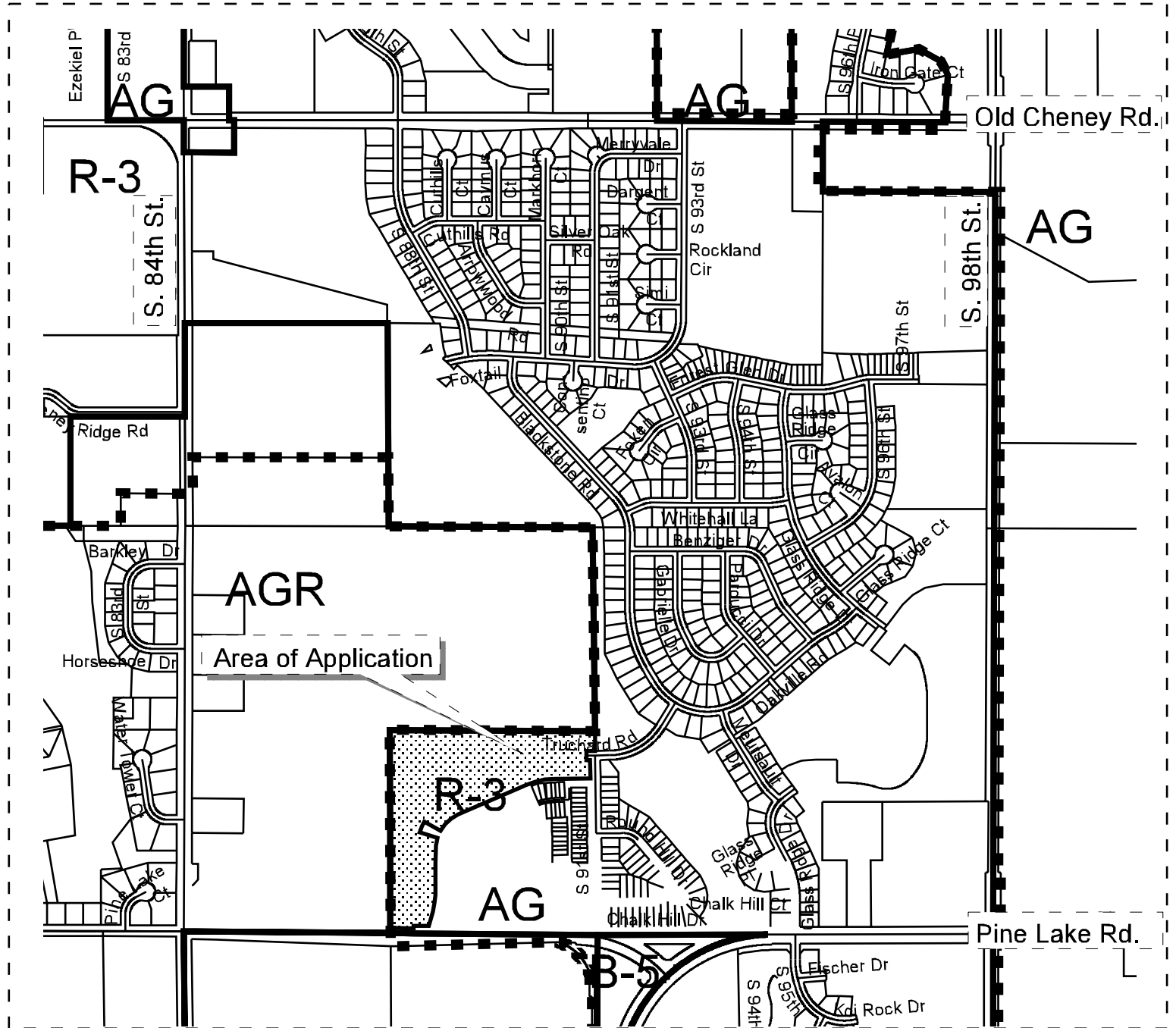
Owner: same as applicant

Contact: Robert L. Dean
Engineering Design Consultants
2200 Fletcher Ave. Suite 102
Lincoln, NE 68504
(402) 438-4014



Final Plat #02049
Vintage Heights 14th
S. 91st & Pine Lake



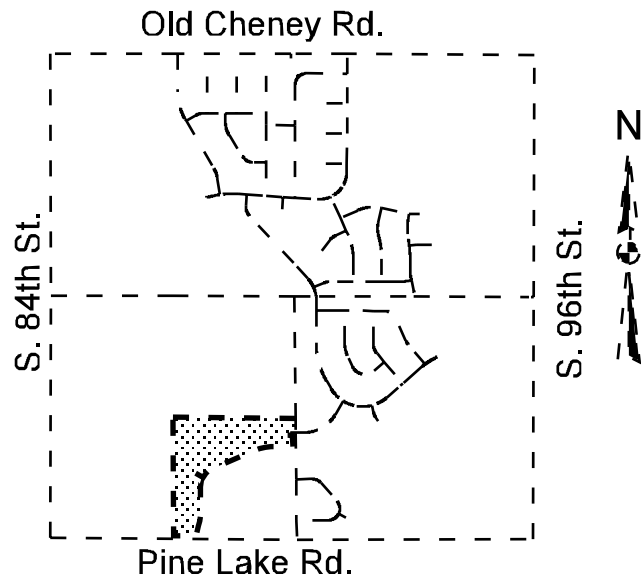
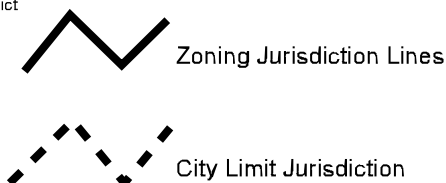


Final Plat #02049 **Vintage Heights 14th** **S. 91st & Pine Lake**

Zoning:

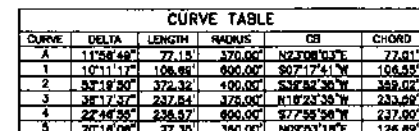
R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
 Sec. 14 T9N R7E



FINAL PLAT BASED ON VINTAGE HEIGHTS 3RD ADDITION PRELIMINARY PLAT #02017

Revised










SCALE 1"=100'

INDEX OF SHEETS

SHEET 1 - FINAL PLAT AND CURVE TABLE

SHEET 2 - LOT AREA TABLES, SURVEYORS CERTIFICATE,
PLANNING COMMISSION APPROVAL,
DEDICATION AND ACKNOWLEDGMENTS
LIEN HOLDER CONSENT AND
SUBORDINATION AND ACKNOWLEDGMENTS

LEGEND

-  CORNER FOUND
 CORNER SET
 SECTION CORNER
(M) MEASURED DISTANCE
(D) DEEDED DISTANCE
(P) PLATTED DISTANCE
 PLAT LINES
 EASEMENT
 CENTER LINE
 SECTION LINE

SHEET 1 OF 2